

MINUTES EXCERPTS
BOARD OF SUPERVISORS
COUNTY OF YORK

Regular Meeting
December 19, 2000

APPLICATION NO. UP-564-00, KENNETH DALE MOORE

Mr. Cross made a video presentation on proposed Resolution R00-202 to authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel on Route 17. He explained the original plan for the property was to have a restaurant or some other retail use that would screen the view of the warehouses from Route 17. The County's goal for Route 17 was to make the most, both aesthetically and economically, of what was left of the undeveloped commercial property along the corridor. The staff and Planning Commission do not believe that this proposal is consistent with that goal, and denial of the application is recommended.

Chairman Zaremba then called to order a public hearing on proposed Resolution R00-202 which was duly advertised as required by law and is entitled:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO
AUTHORIZE THE EXPANSION OF AN EXISTING MINI-STORAGE
WAREHOUSE FACILITY ONTO AN ADJACENT 1.74-ACRE
PARCEL ON ROUTE 17

Mr. Dale Moore, 104 Lewis Drive, the applicant, stated the original idea was to use the front piece of property for another use whether he did it himself or the property was sold. He explained the property had been on the market for sale since 1996, and he had not received any offers. He stated he made great efforts to keep the landscaping up, and keep the business looking as presentable as possible. He stated he employed over 100 people in the County and had received lucrative offers to start up business in other localities, but he preferred to stay in the County. He stated he generated a lot of tax dollars in the County, and all of his business was conducted in the County, and he was willing to landscape or add a berm to improve the appearance.

Mr. Burgett asked if the existing trees would have to come down if the application were approved.

Mr. Moore indicated that the trees would have to be removed.

Mr. Wiggins recalled when the original plan was proposed and stated he felt the reason it passed was that it was slated to have a restaurant in the front. He felt the Board would not have approved the plan if it wasn't slated for a restaurant, and he stated he felt that something of that nature should go there.

Mr. Moore asked if it was a cosmetic issue or why it needed to be a restaurant.

Mr. Wiggins stated he felt it should be some other type of business to hide the front of the storage units.

Mr. Moore asked what needed to be hidden.

Chairman Zaremba directed Mr. Moore to answer the question only and not to ask questions of the Board members.

Mr. Wiggins stated he felt the same as the last Board and agreed the property should be utilized another way.

There being no one else present who wished to speak concerning the subject application, Chairman Zaremba closed the public hearing.

Chairman Zaremba asked Mr. Cross to elaborate on the original approval given for the mini-warehouses and the understanding for the subject property.

Mr. Cross stated the understanding of the original plan in 1996 was that there would be a restaurant or some other retail use on the property that would screen views of the warehouses from Route 17.

Chairman Zaremba asked if that was understood by the developer.

Mr. Cross affirmed that it was a major selling point in the staff's estimation and the Board's evaluation of the request.

Mrs. Noll recalled a discussion the previous Board had and their desire to have something to screen the facility since Route 17 was a high-visibility roadway.

Mr. Burgett stated the decision was made back in 1996, but he understood the applicant's desire as a landowner to expand his business. He felt they should be amenable to his request in this particular case.

Mr. Burgett then moved the adoption of proposed Resolution R00-202 which reads:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO
AUTHORIZE THE EXPANSION OF AN EXISTING MINI-STORAGE
WAREHOUSE FACILITY ONTO AN ADJACENT 1.74-ACRE PARCEL
ON ROUTE 17

WHEREAS, Kenneth Dale Moore has submitted Application No. UP 564-00, which requests a special use permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memorial Highway (Route 17) and Wolfrap Road (Route 630) and further identified as Assessor's Parcel No. 29-(4)-4B; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends denial of this application; and

WHEREAS, the Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments, Planning Commission recommendation, and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the 19th day of December, 2000 that Application No. UP-564-00 be, and it is hereby, approved to authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memorial Highway (Route 17) and Wolfrap Road (Route 630) and further identified as Assessor's Parcel No. 29-(4)-4B, subject to the following conditions:

1. This use permit shall authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memo-

- rial Highway (Route 17) and Wolftap Road (Route 630) and further identified as Assessor's Parcel No. 29-(4)-4B.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Proposed Expansion – 'Stor Moore' Self Storage," prepared by Campbell Land Surveying, Inc. and dated October 2, 2000, except as modified herein.
 3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Sections 24.1-483, Standards for all wholesaling and warehouse uses, and 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
 4. The development shall be limited to a maximum of 20,450 net square feet of rentable space.
 5. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
 6. All buildings facing Route 17 shall have façades of brick, stucco, or similar decorative building materials.
 7. Access to the site shall be from the existing Stor Moore entrance. No additional entrance on Route 17 shall be permitted.
 8. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.
 9. Freestanding signage for the development shall be limited to the existing Stor Moore identification sign located at 6000 George Washington Memorial Highway.
 10. All fencing shall be of a masonry, wrought iron, or similar decorative material. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
 11. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for any gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
 12. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.
 13. The height of the earthen berm depicted on the referenced sketch plan shall be a minimum of four feet (4') as measured from the finish grade.
 14. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court

On roll call the vote was:

Yea:	(2)	Rapp, Burgett
Nay:	(3)	Noll, Wiggins, Zaremba

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